


YORK COUNTY ASSESSOR
Tax Map:
373-00-00-033
Date: 10/03/2024

E H

Pendleton and Pendleton
Attorneys at Law
103 Kings Mountain Street
Clover, South Carolina 29710

DEED PREPARED ONLY.
NO TITLE EXAMINATION OR CERTIFICATION.

 2024031647	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED:	
10-03-2024 08:37:25 AM	
BK: RB 21544	ANGIE M BRYANT CLERK OF COURT
PG: 113 - 117	YORK COUNTY, SC BY: ABIGAYLE LANIER CLERK

STATE OF SOUTH CAROLINA

DEED TO REAL PROPERTY

COUNTY OF YORK

KNOW ALL MEN BY THESE PRESENTS, That **Dianne Renee D. Nash, f/k/a Dianne D. Childers**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **One Dollar, Love and Affection (Mother to daughters)** to the Grantor paid by **Wendy Sigmon, Rebecca Lynn Harrelson, and Leslie Totherow**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns, the following described property, reserving, nevertheless, **a life estate** in the Grantor, **Dianne Renee D. Nash**, in and to the following described property:

All that piece, parcel or lot of land located in or near Bowling Green, Kings Mountain Township, York County, South Carolina, and having the following courses and distances, to wit: Beginning at an iron pin on the Northern edge of Flat Rock Road at its junction with Hambright Street, this being the Southwest corner of the property hereinafter described, and running from said beginning iron along the Eastern edge of Hambright Street N. 85-15 E. 247 feet to an iron on Eastern edge of Hambright

Street; thence along the property line of Bowling Green Spinning Mill N. 86-46-E. 200.35 feet to an iron; thence N. 85-15 E. 99.65 feet to a new corner; thence S. 18-11 W. 370.40 feet more or less to an iron located on the Northern edge of Flat Rock Road, this being the Southwest corner of the property of Clarence J. Beverly; thence along the Northern edge of Flat Rock Road N. 71-49 W. 241.05 feet to the beginning iron. This parcel of land is bounded on the West by Hambright Street, on the North by property of Bowling Green Spinning Mill Company, on the East by property of Clarence J. Beverly, et al., and on the South by Flat Rock Road. For a more detailed description reference is made to the plat of the property of James M. Dickson dated January 23, 1971, and recorded in Plat Book 39, Page 2, RMC Office for York County, South Carolina. This is a portion of the property conveyed to Debra A. Beverly by deed from James M. Dickson dated March 22, 1972, and recorded March 28, 1972, in Deed Book 435, Page 540, RMC Office for York County, South Carolina.

This is the identical tract described in deed of Sidney T. Coffey and wife, Essie M. Coffey to Dianne D. Childers and Ferlin W. Childers dated June 29, 1983, and recorded June 30, 1983, in Book 708, Page 272, RMC Office for York County, South Carolina. Reference is further prayed to Deed of David Hamilton, Clerk of Court for York County, to Dianne Childers (now Dianne D. Nash) dated February 17, 1998 and recorded February 17, 1998, in Record Vol. 2173, Page 133, RMC Office for York County, South Carolina.

This conveyance is made subject to all easements, restrictions, and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, their heirs and assigns, reserving, nevertheless, a life estate in the Grantor,
Dianne Renee D. Nash.

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 176 Flat Stone Drive, Clover, South Carolina, bearing York County Tax Map Number 373-00-00-033 was transferred by Dianne Renee D. Nash to Wendy Sigmon, Rebecca Lynn Harrelson, and Leslie Tothorow on September ____, 2024.

3. Check one of the following: The deed is

- (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X _____ Exempt from the deed recording fee because (See Information section of affidavit):
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(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3 (a) or item 3 (b) above has been checked (See Information section of this affidavit):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Mianne Renee D. Nash
Responsible Person Connected with the Transaction

SWORN to before me this 26
day of September, 2024

Dianne Renee D. Nash
Print or Type Name Here

[Signature]
Notary Public for South Carolina
My Commission Expires: 03/09/2033

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quit-claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit-claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that established the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in Federal Power Act.